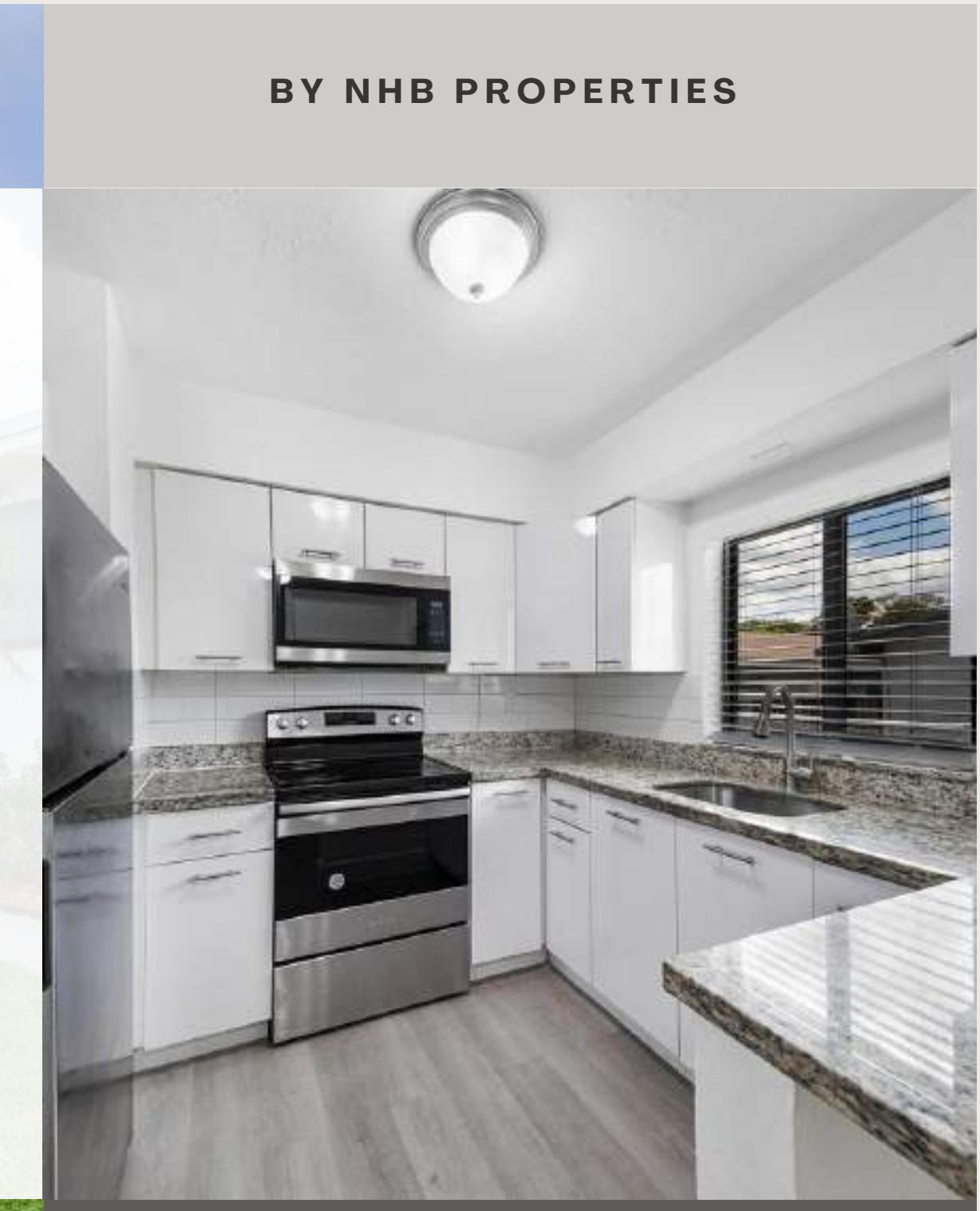




Casa Bianca

10 UNITS - TURN KEY MULTIFAMILY

BY NHB PROPERTIES



MIRAMAR , FLORIDA

Truly Turn Key





DISCLAIMER NOTICE

The information contained in the following marketing brochure has been prepared to provide a summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Seller's Broker has not made any investigation and makes no warranty or representation, with respect to the income or expense for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the warranties of such improvements, the capital cost and warranties of such improvements, the presence or absence of contaminating substances, asbestos, the compliance with State and Federal regulations. The information contained in this marketing brochure has been obtained from sources we believe to be reliable, however the information has not been verified by seller's brokers, and will not verify any of the information contained herein, nor has seller's broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



10 UNITS TURN KEY MULTIFAMILY

Table of Contents.

- 01** Table of Contents
- 02** Overview
- 03** Highlights
- 04** Residents comforts
- 05** Location
- 06** Worry free
- 07** Exterior upgrades
- 08** New Roof
- 09** 40 year certification
- 10** Interior upgrades
- 11** Remodeling list
- 12** Rent Roll
- 13** Income and Expenses
- 14** Investment overview
- 15** Contact Details



CASA BIANCA - 10 UNIT TURN KEY MULTIFAMILY

Years of Experience.

NHB Properties has been managing and investing in multifamily since 2011. we are proud investor and landlord, giving homes to many tenants since first starting in this business. We do not cut corners when it comes to remodeling properties, as we understand that good quality residence attract good tenants, which are all you need to run an efficient investment in real estate

Turn Key Investment

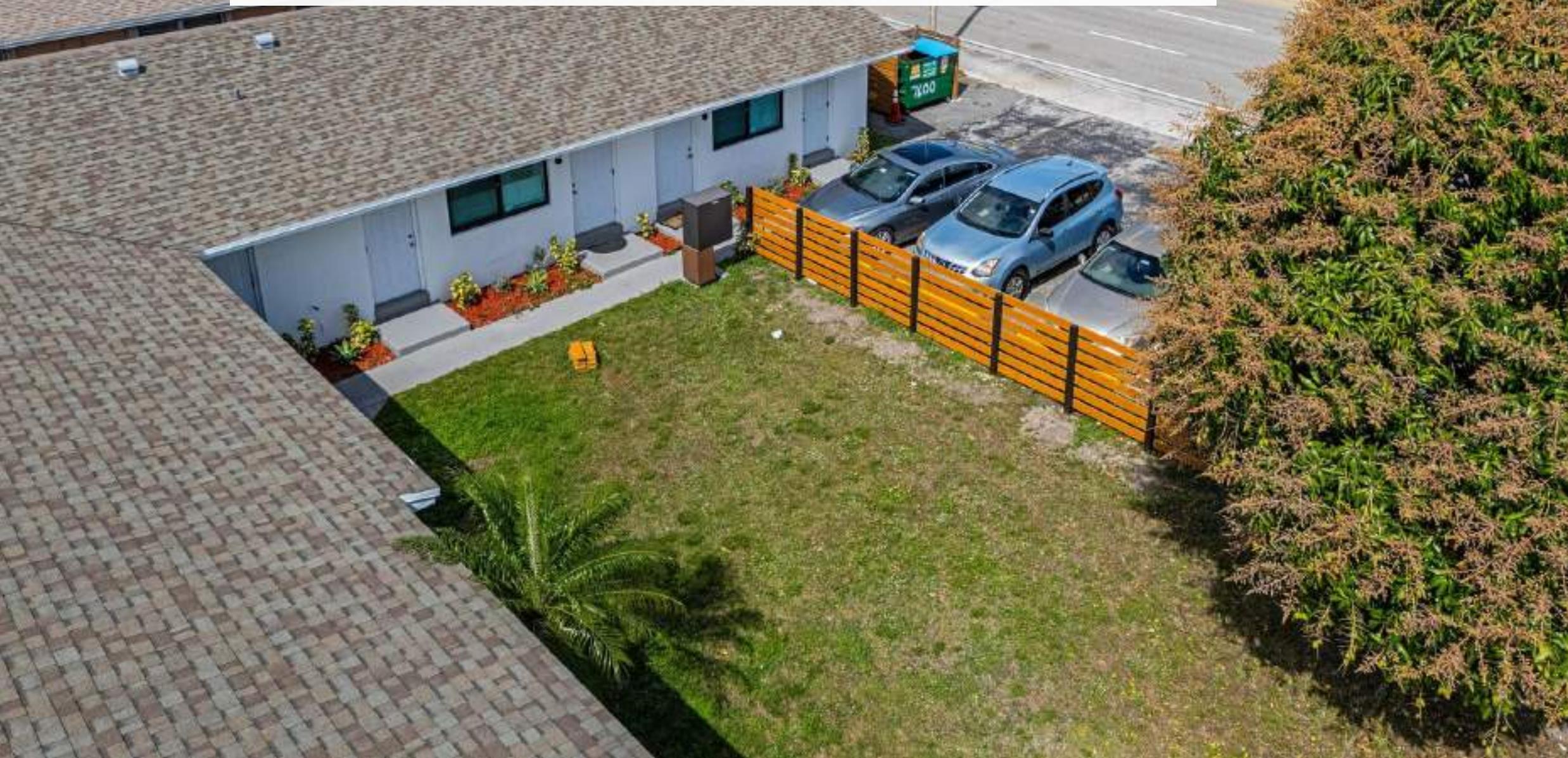
The Definition of “Turn Keu” is “ready to operate”, which is what this property is. Everything has been remodeled, the units are 100% occupied and nothing else needs to be done by the purchaser investor. This investment is built to last as it is for decades to come, generating both rental income and real estate appreciation for the owner.



PAGE 03

CASA BIANCA - 10 UNIT TURN KEY MULTIFAMILY

Do nothing, start earning



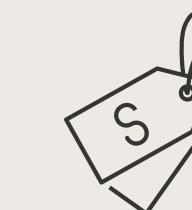
Great Location.

Located in the residential suburbs of Miramar, FL tenants can enjoy a great location, close to everything in an ever increasing rental market at affordable rents



100 % Remodeled

Everything in the building has been completely upgraded, from the roof to floors. Everything has been build with the best quality and to last long term



100% Occupied

Enjoy steady long term income from Day 1. Every single tenant has been carefully screened before moving in to ensure peaceful long term residents



**CASA BIANCA - TURN KEY
10 UNITS MULTIFAMILY**

Resident's Comforts



PAGE 08



Free Wi-Fi

All units have access to free Wi-Fi thanks to built in internet system



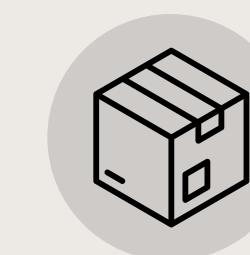
Security

24/7 security easily accessible from your phone or tablet



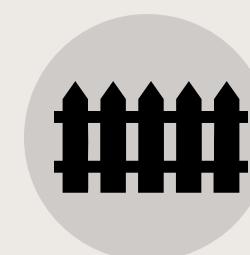
Laundry

Washer and dryer on site with easy mobile app for payments



Packages

Lockbox for packages for safe deliveries



Fenced yard

New Fence for added security and privacy



20 parking spots

Extended parking lot. All units have 2 assigned parking spots

AVENTURA
MALL

Sunny Isles Beach
MIAMI



MIAMI BEACH



Location

Location
proximity



CASA BIANCA - TURN KEY 10 UNIT MULTIFAMILY

Worry free ownership



Brand new roof - warranted until 2046

Brand new roof has been installed in 2021, which comes with a 20 year warranty by the manufacturer. Roofs are most likely the biggest expense any real estate property will undergo. Having a new roof, gives the investor a peace of mind, knowing nothing will need to be done to it for the next two decades to come.

40 year Re-certification in place until 2031

40 year Re-certification was completed and renewed in December 2021, meaning the next 10 year re-certification will not be due until December 2031. This means the building has recently been granted as structurally safe and does not need to be re-inspected for another decade. All elements of the property have been inspected to pass this inspection, which include structural, electrical and plumbing inspections.

Exterior upgrades



- Completely remodeled exterior
- Glazed Hurricane Impact windows
- New Central Air Conditioning units
- New Landscape
- Extended Parking lot
- Security cameras
- New lights and fixtures

Brand new roof
warranted until
2046



40 year
certification in
place until 2031



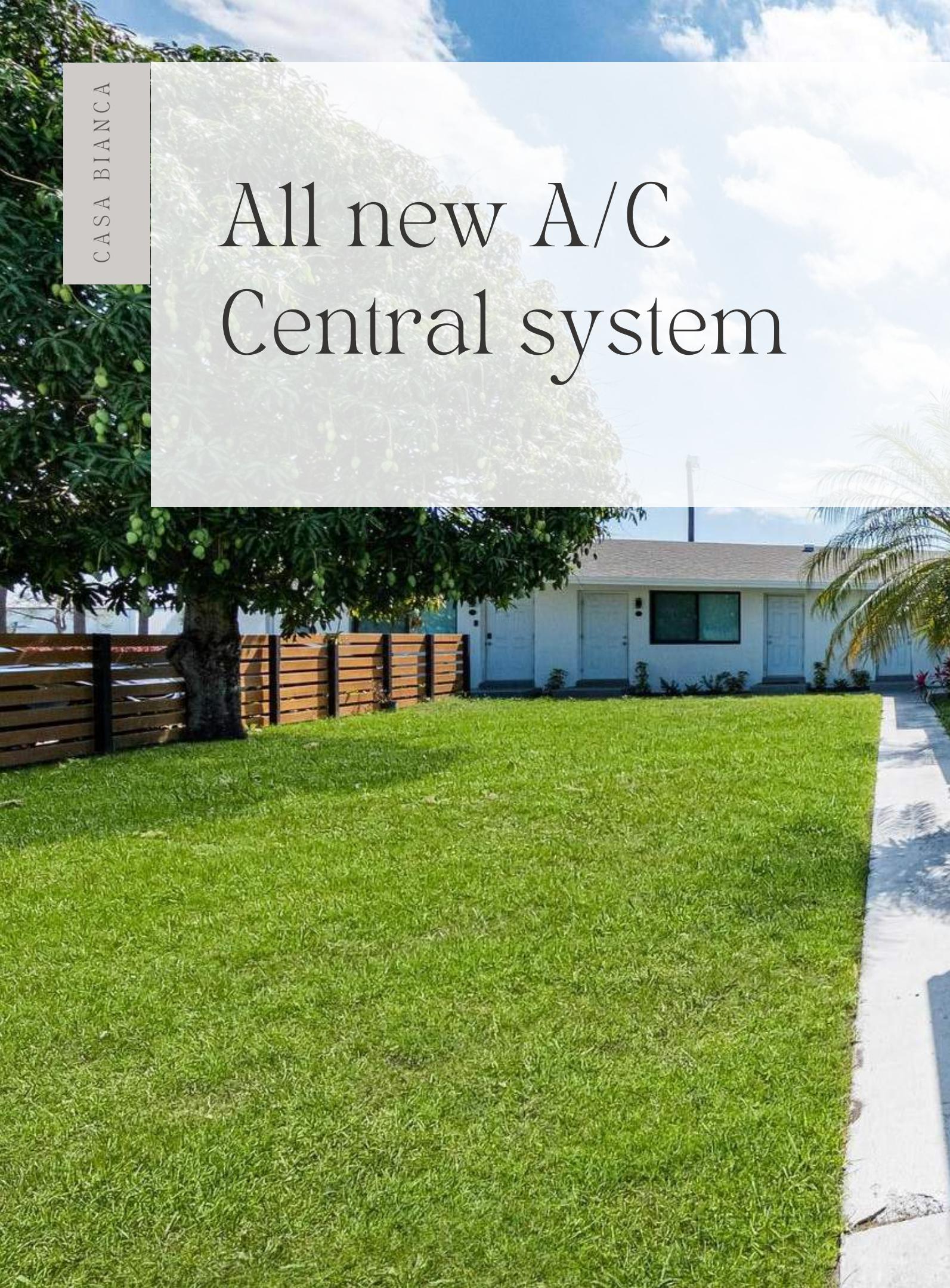
New hurricane impact windows



New landscape



All new A/C Central system



Build in Wi-fi
for residents



Extended parking lot





CASA BIANCA - 10 UNITS TURNKEY MULTIFAMILY

Interior Remodeling

New kitchens



Real plywood cabinets with shine protection film, real granite countertops, alluminum invisible handle and soft closure hinges

New bathrooms



Real plywood vanity, mirrors, lights and bathrooms with new plumbing fixtures



New flooring

Water resistant new laminate flooring with light grey modern finish

Build to last

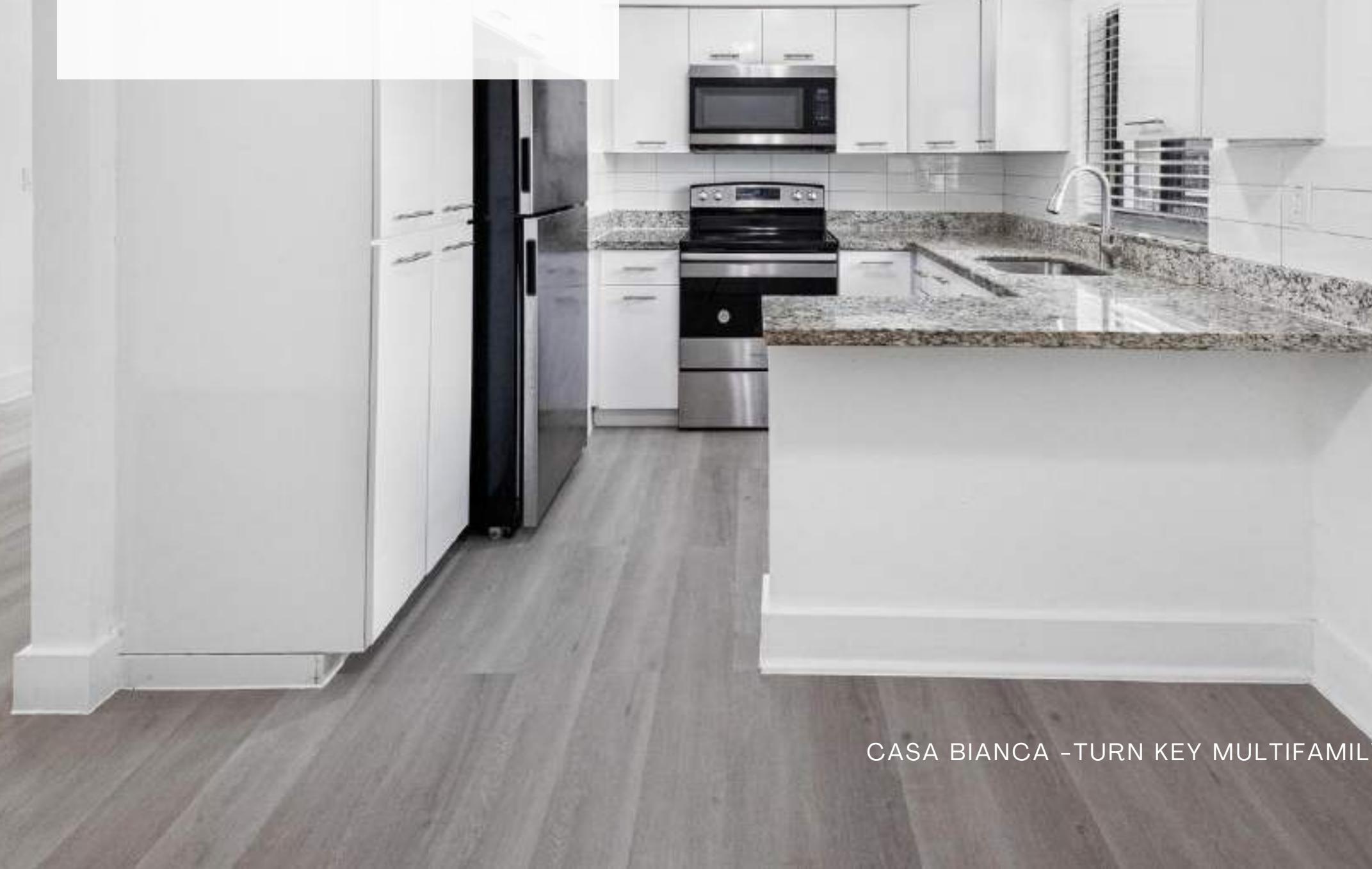


CASA BIANCA - TURN KEY MULTIFAMILY

Warranties
in place



- Real plywood cabinets
- Granite counters
- Smooth closure doors
- Stainless steel appliances



CASA BIANCA - TURN KEY MULTIFAMILY



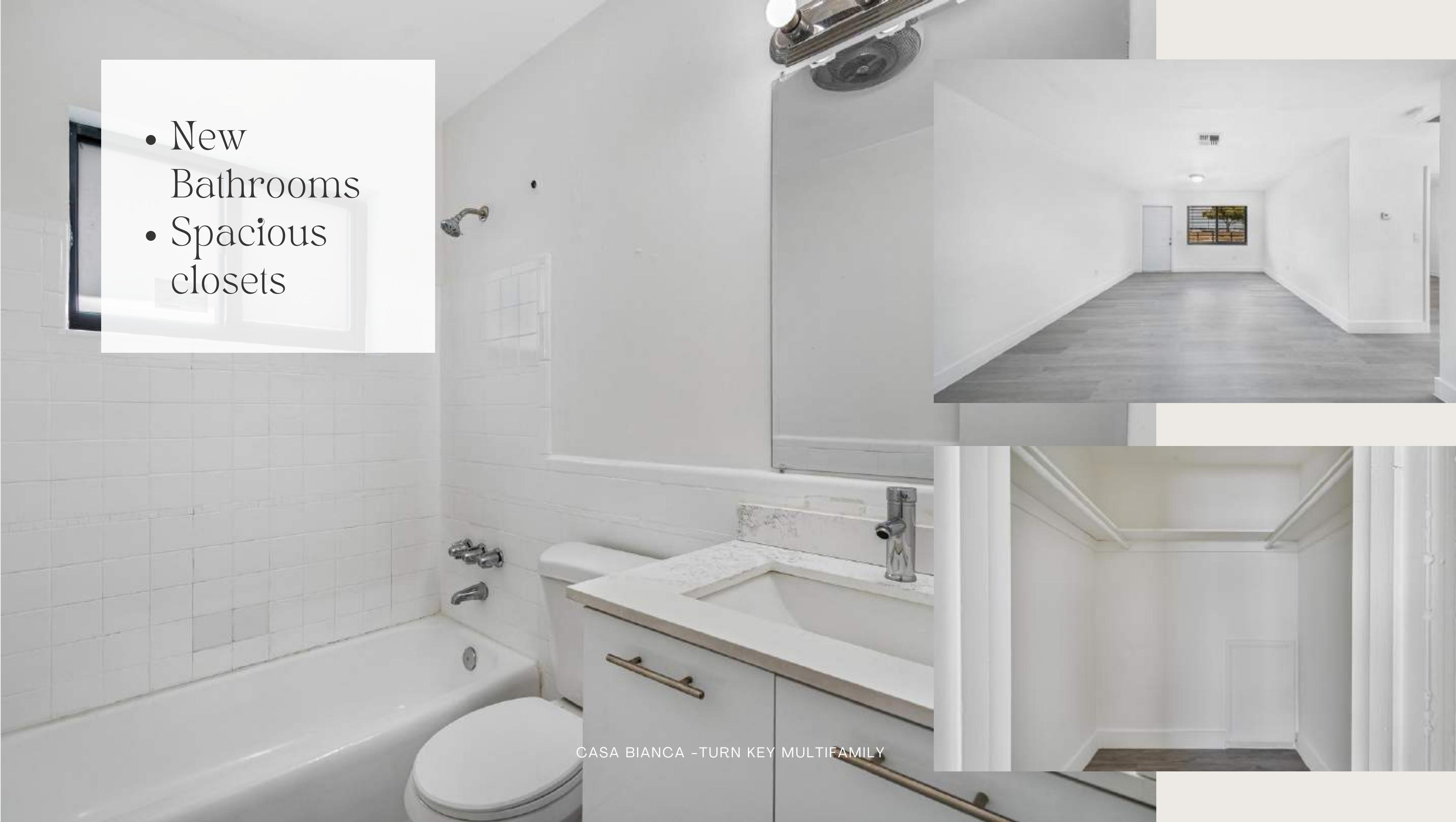
Everything
remodeled
without cutting
corners



CASA BIANCA - TURN KEY MULTIFAMILY



- New Bathrooms
- Spacious closets



CASA BIANCA - TURN KEY MULTIFAMILY

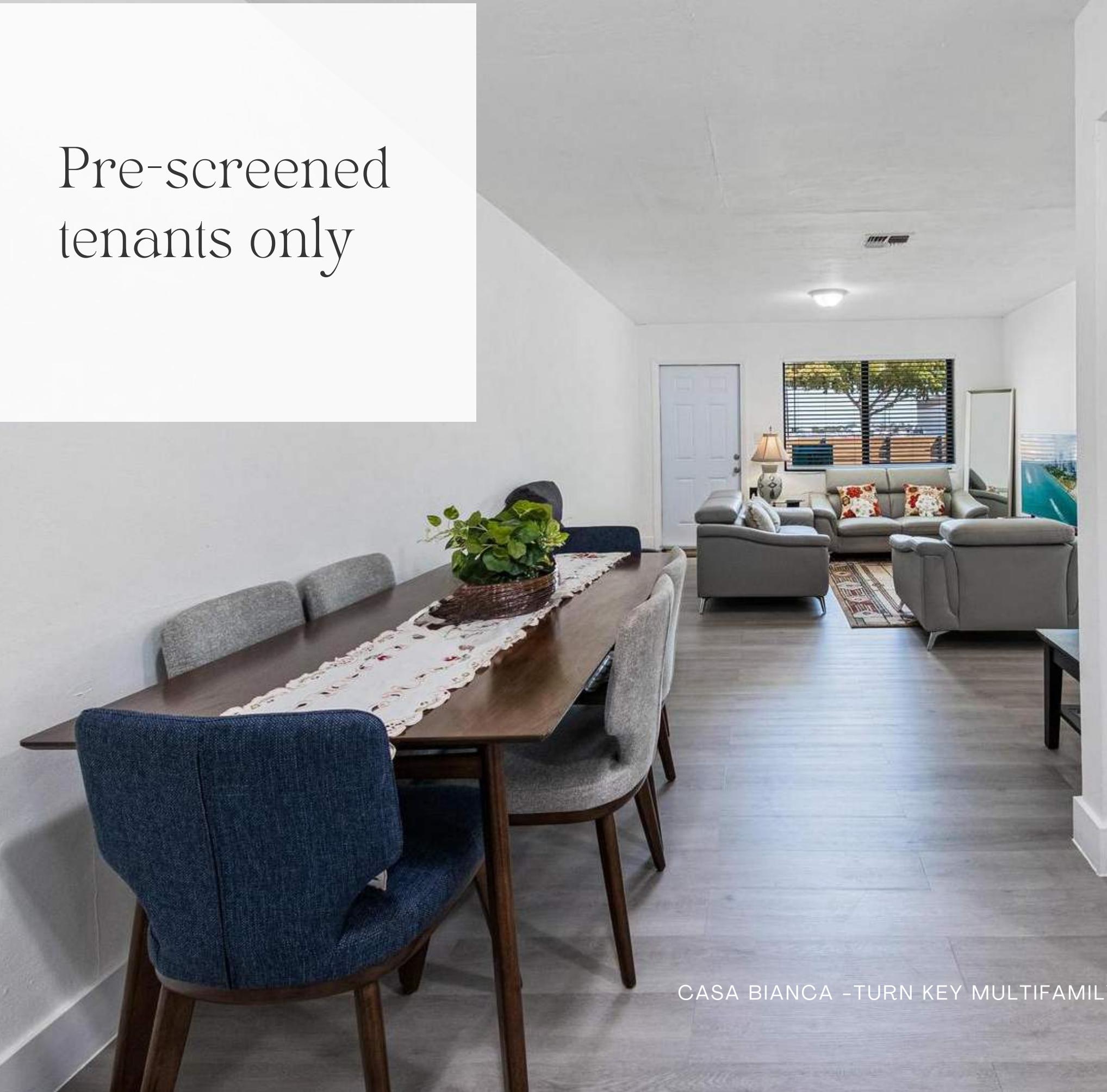
Comfort living
at affordable
rents



CASA BIANCA - TURN KEY MULTIFAMILY



Pre-screened
tenants only



CASA BIANCA - TURN KEY MULTIFAMILY



Spacious rooms



FEATURES



New Roof with
25 year
warranty



100% Occupied.
Pre-qualified
residents only



New kitchens,
bathrooms, interiors



1 mile from Avenura
Mall, Hard rock stadium
and Casino, 10 min from
Downtown Miami



New A/C system with
5 year warranty



24/7 Security
Surveillance



Built in Wi-Fi



40 year certification
good until 2039



CASA BIANCA - UPGRADES LIST

Remodeling list

| Item | Description | Cost | Warranted |
|-----------|--|------------|-----------|
| Roof | Shingle roof and supporting attic | \$ 86,700 | Yes |
| A/C | Central A/C units + handlers | \$ 14,500 | Yes |
| A/C | A/C mini split units | \$ 26,500 | Yes |
| Kitchen | 10 kitchen plywood cabinets + granite countertops | \$ 77,000 | |
| Kitchen | 10 stainless steel refrigerators, stoves, microwaves | \$ 47,000 | Yes |
| Bathrooms | new bathrooms tub, finishes, fixtures | \$ 58,500 | |
| Bathrooms | 10 bathroom vanities + countertops | \$ 8,500 | |
| Lights | Led-eco friendly lights fixtures | \$ 3,200 | |
| Flooring | 7300 SF water resistance laminate flooring | \$ 58,000 | |
| Exterior | exterior light fixtures | \$ 4,500 | |
| Exterior | Steel door numbers | \$ 1,100 | |
| Exterior | Glass Hurricane impact doors (2 qty) | \$ 5,500 | |
| Exterior | replaced 20 doors | \$ 12,000 | |
| Exterior | Hurricane Lawson glazed impact windows | \$ 78,600 | Yes |
| Exterior | Dumpster enclosure | \$ 2,000 | |
| Exterior | Standalong mailbox with packages lockbox | \$ 3,500 | |
| Exterior | Steel oversized building numbers | \$ 750 | |
| Security | Noorio automated camera system | \$ 450 | |
| Landscape | front wooden fence | \$ 6,500 | |
| Landscape | landscape plants | \$ 4,500 | |
| Doors | all new stainless doors | \$ 3,500 | |
| Internet | Wi-Fi signal device system | \$ 2,500 | |
| Others | Permits / Engineering and City fees / GC fees | \$ 20,800 | |
| | Total Remodeling cost | \$ 526,100 | |



Rent Roll Analysis

| Rent Roll | | | | |
|---------------|------------------|------------|----------|---------|
| Unit # | Rent | Current | Proforma | |
| 1 | 1 Bed - 1 Bath | \$ 1,650 | \$ | 1,800 |
| 2 | 1 Bed - 1 Bath | \$ 1,750 | \$ | 1,800 |
| 3 | 1 Bed - 1 Bath | \$ 1,700 | \$ | 1,800 |
| 4 | 2 Bed - 1 Bath | \$ 1,900 | \$ | 2,050 |
| 5 | 2 Bed - 1 Bath | \$ 2,100 | \$ | 2,100 |
| 6 | 2 Bed - 1 Bath | \$ 2,050 | \$ | 2,100 |
| 7 | 2 Bed - 1 Bath | \$ 1,950 | \$ | 2,050 |
| 8 | 1 Bed - 1 Bath | \$ 1,750 | \$ | 1,800 |
| 9 | 1 Bed - 1 Bath | \$ 1,750 | \$ | 1,800 |
| 10 | 1 Bed - 1 Bath | \$ 1,700 | \$ | 1,800 |
| Laundry | 1 washer 1 dryer | \$ 70 | \$ | 70 |
| Total Monthly | | \$ 18,370 | \$ | 19,170 |
| Total Yearly | | \$ 220,440 | \$ | 230,040 |

Expenses Analysis

- Insurance policy with Wind coverage is \$23,287
- Net Income with Wind insurance would be \$136,987 Current and \$142,349 Proforma
- Proforma Property taxes are based on 2% of 80% of Sale Price as per Broward County millage rate

| Gross Income | | |
|------------------------|--------------|--------------|
| Total Monthly | \$ 18,370 | \$ 19,170 |
| Total Yearly | \$ 220,440 | \$ 230,040 |
| Expenses | Current | Proforma |
| Yearly Expenses | | |
| Property tax | \$ 32,166 | \$ 34,400 |
| Insurance (no wind) | \$ 6,640 | \$ 6,640 |
| Licenses | \$ 671 | \$ 671 |
| Monthly Expenses | | |
| Electricity | \$ 67 | \$ 67 |
| Internet | \$ 276 | \$ 276 |
| Water | \$ 677 | \$ 677 |
| Waste | \$ 644 | \$ 644 |
| Landscaping | \$ 150 | \$ 150 |
| Cleaning | \$ 150 | \$ 150 |
| Pest control | \$ 40 | \$ 40 |
| Repairs | \$ 367 | \$ 367 |
| Total Monthly Expenses | | |
| | \$ 2,371 | \$ 2,371 |
| Tot. Expenses Yearly | \$ 67,934 | \$ 70,168 |
| Net Income | \$ 152,506 | \$ 159,872 |
| Asking Price | \$ 2,150,000 | \$ 2,150,000 |
| CAP | 7.1% | 7.4% |

Investment Overview

Investment Overview

| Asking Price | \$ 2,150,000 | Current | Proforma |
|-------------------|--------------|--------------|------------|
| \$ / Unit | \$ 215,000 | Gross Income | \$ 220,440 |
| One Bedrooms | 6 | Expenses | \$ 70,168 |
| Two Bedrooms | 4 | Net Income | \$ 152,506 |
| Total units | 10 | CAP Rate | 7.1% 7.4% |
| Total Area | 720 SF | | |
| Average Unit size | 721 SF | | |
| Land Area | 16,540 SF | | |

- Deferred maintenance thanks to multiple warranties in place on roof, appliances and windows
- Located minutes from Hardrock Casino, TurnPike, Aventura Mall and Downtown Miami



Contact Details.



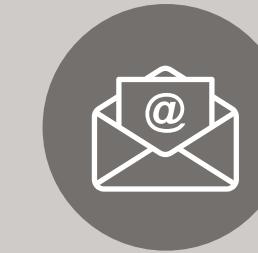
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